

PIKE SOLAR LLC



Appendix D- 1041 Map Plan

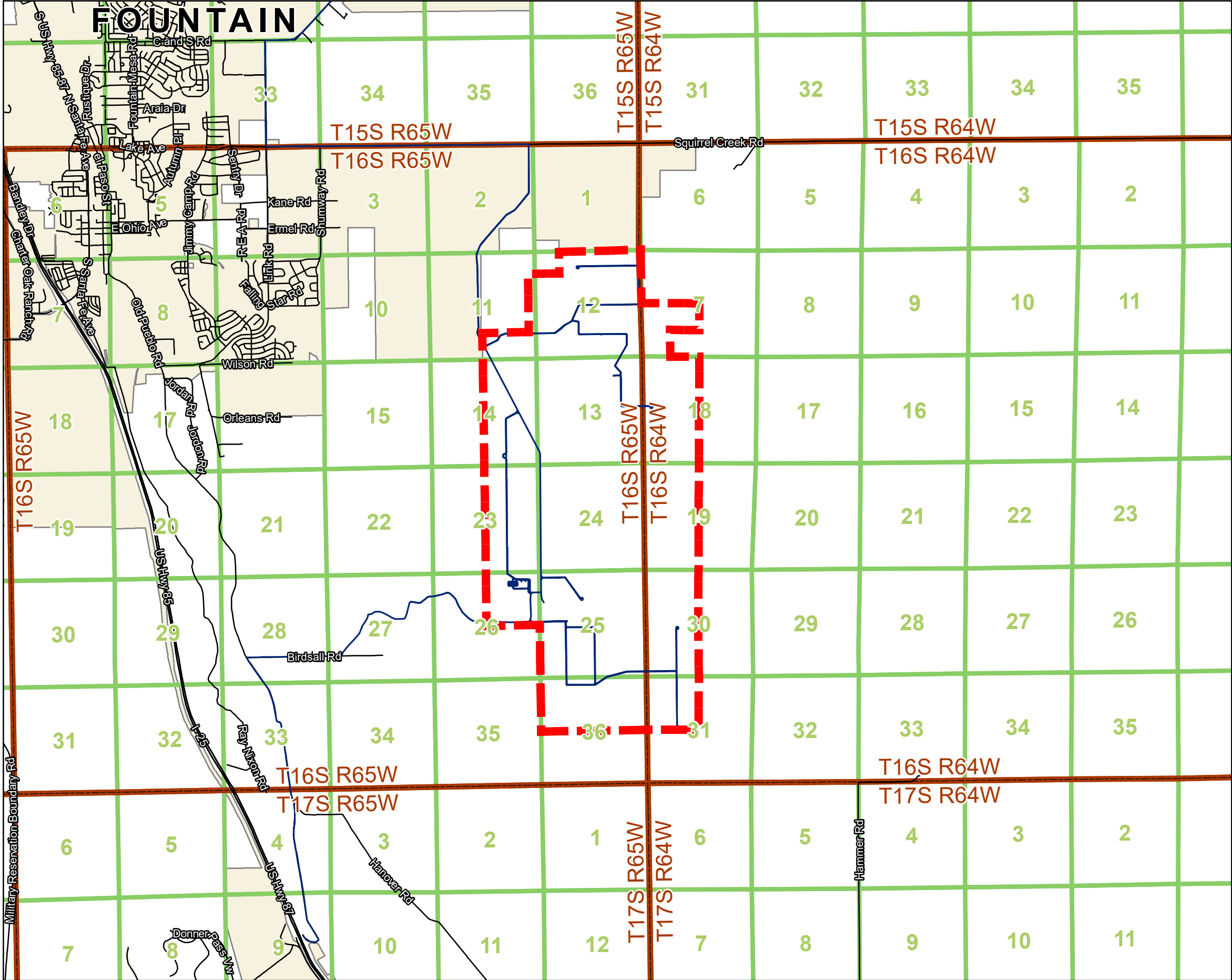
Map Plan Sheet Index:

Map Plan with required map contents and cover sheet details

- Page 1: Cover Sheet
- Page 2: Sheet Index
- Page 3: Legal Description/Project Description
- Page 4-8: 1041 Site Plan

PIKE SOLAR PROJECT

PORTIONS OF LAND LYING WITHIN SECTIONS 7, 18, 19, 30, AND 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST
SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST
EL PASO COUNTY, COLORADO



VICINITY MAP

APPLICANT:

PIKE SOLAR LLC
1710 29th Street Suite 1068
Boulder, CO 80301

DEVELOPER:

PIKE SOLAR LLC
1710 29th Street Suite 1068
Boulder, CO 80301

LANDOWNERS WITHIN THE PLAN:

CITY OF COLORADO SPRINGS

TAX SCHEDULE NUMBERS & ZONING:

PARCEL ID	ZONING
-----------	--------

5600000123	RR-5 & RR-35
5600000140	A-5, RR-5 & RR-35

SITE ADDRESS:

TBD

TOTAL PLAN

4,998.37 ACRES

PROPOSED USE:

The Proposed project would include solar panels, substation and battery energy storage system within the siting envelope. Accessory uses include underground 1.5kV DC collection lines, underground 24.5 kV AC collection lines, and one overhead line approximately 1,400' long. There will be operations and maintenance facilities including one shed, DC and AC inverters, met stations, medium-voltage transformers, circuit breakers and disconnect switches, communication systems, internal access roads and fencing and 9 laydown yards.

DEVELOPMENT SCHEDULE:

CONSTRUCTION IS ANTICIPATED TO BEGIN Q2 2022

GENERATING CAPACITY:

175 MW AC

PROPERTY DESCRIPTION:

Tract 1:

The following described lands located in Township 16 South, Range 64 West of the 6th P.M., El Paso County, Colorado

Section 19: The SE $\frac{1}{4}$ NW $\frac{1}{4}$; Lots 3 and 4 (W $\frac{1}{2}$ SW $\frac{1}{4}$) and the E $\frac{1}{2}$ SW $\frac{1}{4}$
 Section 30: Lots 1, 2, 3 and 4 (W $\frac{1}{2}$ NW $\frac{1}{4}$ and W $\frac{1}{2}$ SW $\frac{1}{4}$); E $\frac{1}{2}$ NW $\frac{1}{4}$ and the E $\frac{1}{2}$ SW $\frac{1}{4}$
 Section 31: Lots 1 and 2 (W $\frac{1}{2}$ NW $\frac{1}{4}$) and the E $\frac{1}{2}$ NW $\frac{1}{4}$

The following described lands located in Township 16 South, Range 65 West of the 6th P.M., El Paso County, Colorado:

Section 13: All except the NW¼ NE¼
 Section 14: E½
 Section 23: E½
 Section 24: All
 Section 25: All
 Section 26: NE¼
 Section 36: N½

Parcel ID: 56000-00-123

TRACT 2:

All the real property, together with improvements, if any, situate, lying and being in the County of El Paso and State of Colorado, described as follows:

Portions of Sections 11, 12 and 13,
Township 16 South, Range 65 West and
portions of Sections 7, 18 and 19,
Township 16 South, Range 64 West of the
Sixth Principal Meridian, El Paso County, Colorado,
more particularly described as follows:

All of said Section 12;
The East Half of said Section 11;
The Northwest Quarter of the Northeast Quarter of said Section 13;
The Northeast Quarter of the Southwest Quarter and Government Lots 3 and 4 of said Section 7;
The East Half of the West Half and Government Lots 1, 2, 3 and 4 of said Section 18;
Government Lots 1 and 2 and the Northeast Quarter of the Northwest Quarter of said Section 19;

EXCEPTING from said Sections 11 and 12 those portions described in Book 5734 at Page 253
Parcel ID: 56000-00-140

Sad Tracts are further described on the
Land Survey Plat No. 97902142 of t
Records of El Paso County, Colorado

This property contains a calculated combined area of 217,729,159 square feet (4,998.37 acres), more or less.

FROM CLARK LAND SURVEYING INC ALTA Dated 10/9/2020 revised 1/19/2021

3473 S. BROADWAY
ENGLEWOOD, CO 80110
303.703.4444

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

**UR
CORP**

Call before you dig.
 own what's below.
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.
 GRADE OR EXCAVATE FOR THE MARKING OF
 UNDERGROUND MEMBER UTILITIES.

811

CALL ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
 LOCATIONS, HORIZONTAL AND VERTICAL. THE EXISTING
 UTILITIES SHOWN ON THIS DRAWING HAVE BEEN
 PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS
 THE RESPONSIBILITY OF THE USER TO INDEPENDENTLY
 VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO
 THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	xx/xx/xx	LP

PIKE SOLAR PROJECT COMPLIANCE PLAN

COVER
EL PASO COUNTY, COLORADO

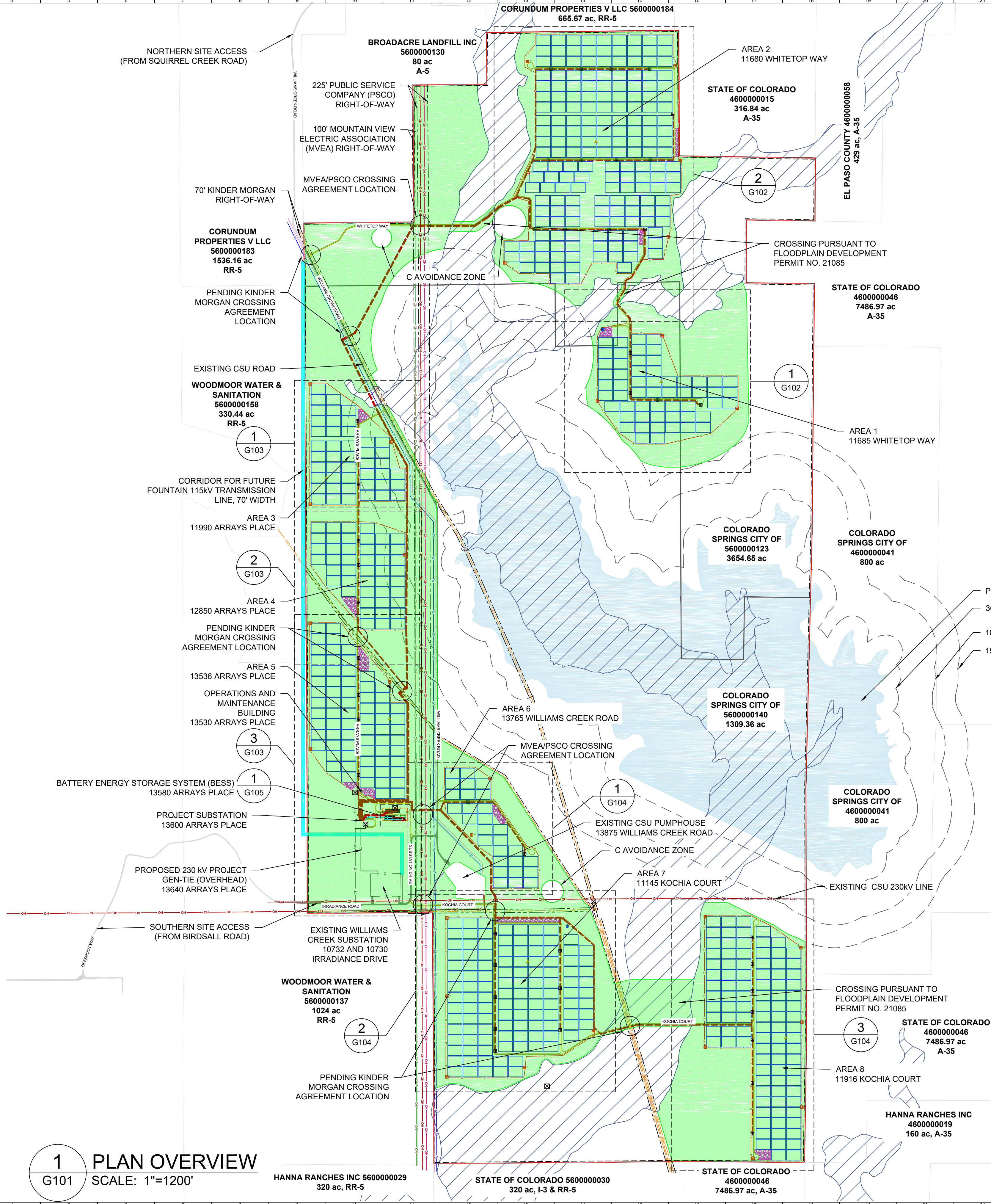
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	

JOB NO.

SHEET
OF

PIKE SOLAR PROJECT

PORTIONS OF LAND LYING WITHIN SECTIONS 7, 18, 19, 30, AND 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST
SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST
EL PASO COUNTY, COLORADO



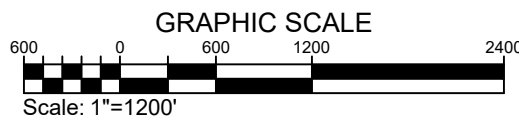
1 PLAN OVERVIEW
G101 SCALE: 1"=1200'

GENERAL NOTES	
1	COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
2	PROPERTY DESCRIPTION: 1250 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 1, 11-14, 23-26, 35 AND 36 T16S, R65W
3	NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE, NOT SURVEY NORTH

LEGEND	
[Red line]	WSEO BOUNDARY
[Black line]	PARCEL BOUNDARY
[Dashed line]	25' SETBACK FROM WSEO BOUNDARY
[Green fill]	WSEO SITING ENVELOPE
[Dashed line]	EXISTING ROW BOUNDARIES
[Red line]	PROJECT FENCE
[Orange line]	SITE ACCESS ROAD (TYP 16' WIDE)
[Grey line]	EXISTING CSU ROAD
[Pink fill]	GENERAL LAYDOWN AREA
[Blue line]	PROPOSED OH GEN-TIE LINE - 230KV
[Red line]	PROPOSED MV FEEDER PATH - 34.5KV
[Green line]	EXISTING OH TRANSMISSION LINE - 115KV
[Orange line]	EXISTING OH TRANSMISSION LINE - 230KV
[Red line]	EXISTING OH TRANSMISSION LINE - 345 KV
[Blue line]	EXISTING UG FIBER OPTIC LINE (CSU)
[Blue line]	EXISTING UG WATER LINE (CSU)
[Orange line]	EXISTING NATURAL GAS LINE
[Blue hatched]	FEMA FLOOD ZONE (NON-JURISDICTIONAL)
[Black square]	POWER STATION
[Red circle]	ANEMOMETER
[Blue star]	WEATHER SUITE
[Blue square]	TRACKING ARRAY BLOCK

AREA	QUANTITY OF LAYDOWN AREA (SY)
1	5,107
2	7,607
3	4,818
4	2,403
5	15,185
6	5,291
7	13,169
8	6,827
TOTAL	60,407

DIMENSIONAL AND DENSITY STANDARDS FOR THE PIKE SOLAR PHOTOVOLTAIC AND BESS PROJECT WSE-O DISTRICT							
OVERLAY DISTRICT	UNDERLYING ZONING DISTRICT	MINIMUM SETBACKS FOR STRUCTURES ¹ (FT)	MAXIMUM HEIGHT OF SOLAR PANELS (FT)	MAXIMUM HEIGHT OF TRANSMISSION LINE POLES (FT)	MAXIMUM HEIGHT OF MET STATIONS (FT)	MAXIMUM HEIGHT OF INVERTER-TRANSFORMER PAIRS (FT)	MAXIMUM HEIGHT OF SUBSTATION FACILITIES (FT)
		PERIMETER OF WSE-O BOUNDARY					
PIKE SOLAR WSE-O	A-5	25	15	100	20	20	75
	A-35	25	15	100	20	20	75
	RR-5	25	15	100	20	20	75
1. SETBACKS ARE NOT APPLICABLE TO FENCES OR WALLS SEVEN FEET IN HEIGHT OR LESS, RETAINING WALLS LESS THAN FOUR FEET IN HEIGHT, POLES, LINES, CABLES, TRANSMISSION LINES, OR OTHER TRANSMISSION OR DISTRIBUTION FACILITIES WHICH INCLUDES TRANSMISSION LINES. ALL SETBACKS SHALL BE MEASURED FROM THE WSE-O DISTRICT BOUNDARY, EXCEPT METEOROLOGICAL TOWERS, WHICH SHALL BE SET BACK AS PROVIDED BY THE COUNTY LAND DEVELOPMENT CODE AS OF THE DATE OF APPLICATION FOR THIS WSE-O DISTRICT.							



PROPRIETARY AND CONFIDENTIAL
TO BE REPRODUCED IN COLOR
PRINT SIZE: ARCH D
ISSUED BY: JBI
KOR# : C-0065
SCALE: 1"=1200'
DWG #

G101

DWG TITLE:
GENERAL SITE PLAN -
SITE OVERVIEW

REVISION NOTES

NO.	DATE	DESCRIPTION
1	10/15/23	ISSUED FOR PERMIT
2	10/15/23	ADDED FOUNTAIN TRANSMISSION CORRIDOR

REV. DRAWN. REVIEWED.

BY: JBI
CHK: JBI
APP: JBI

DRAWN BY: RMC
LATEST REV: H

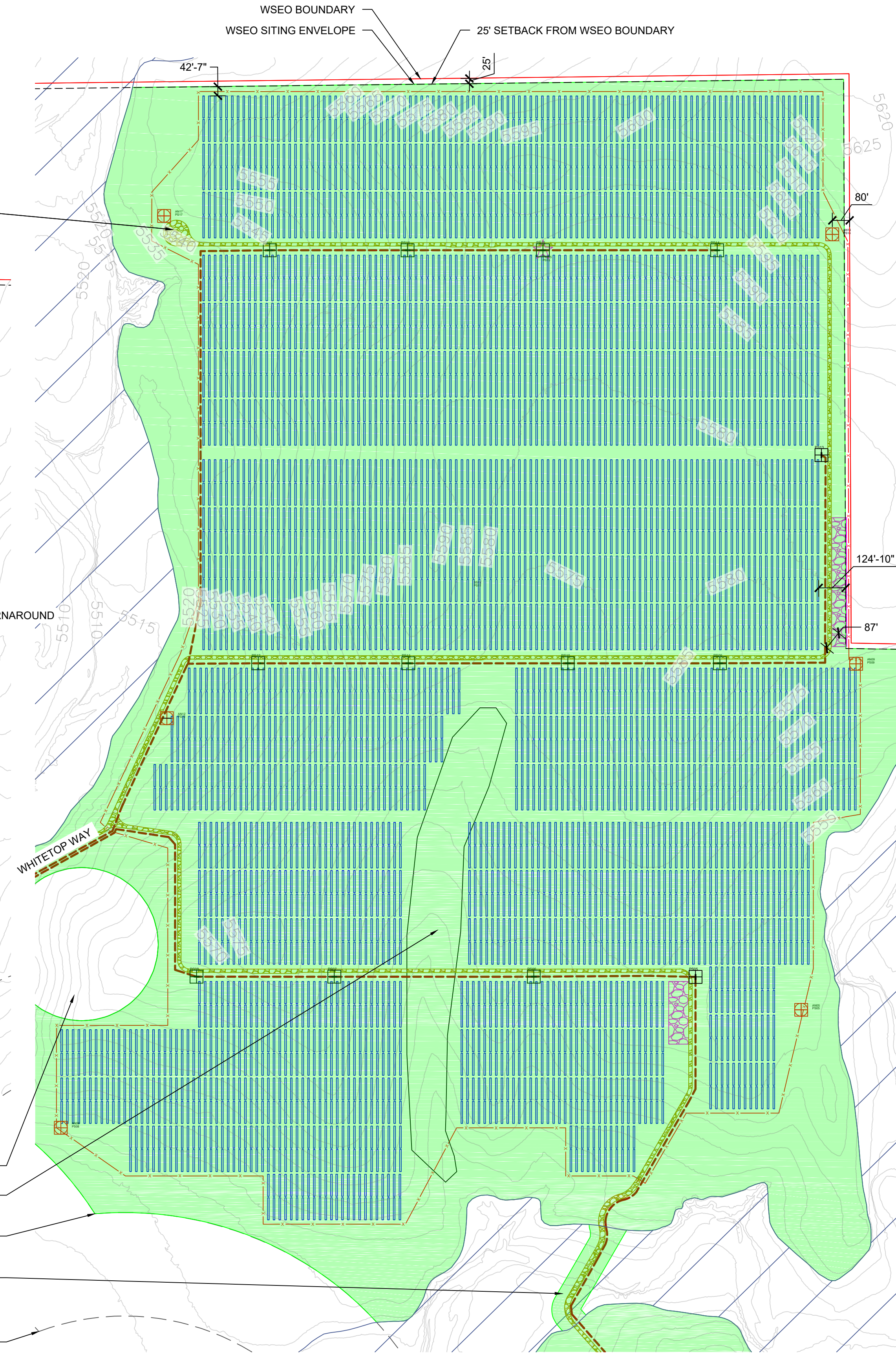
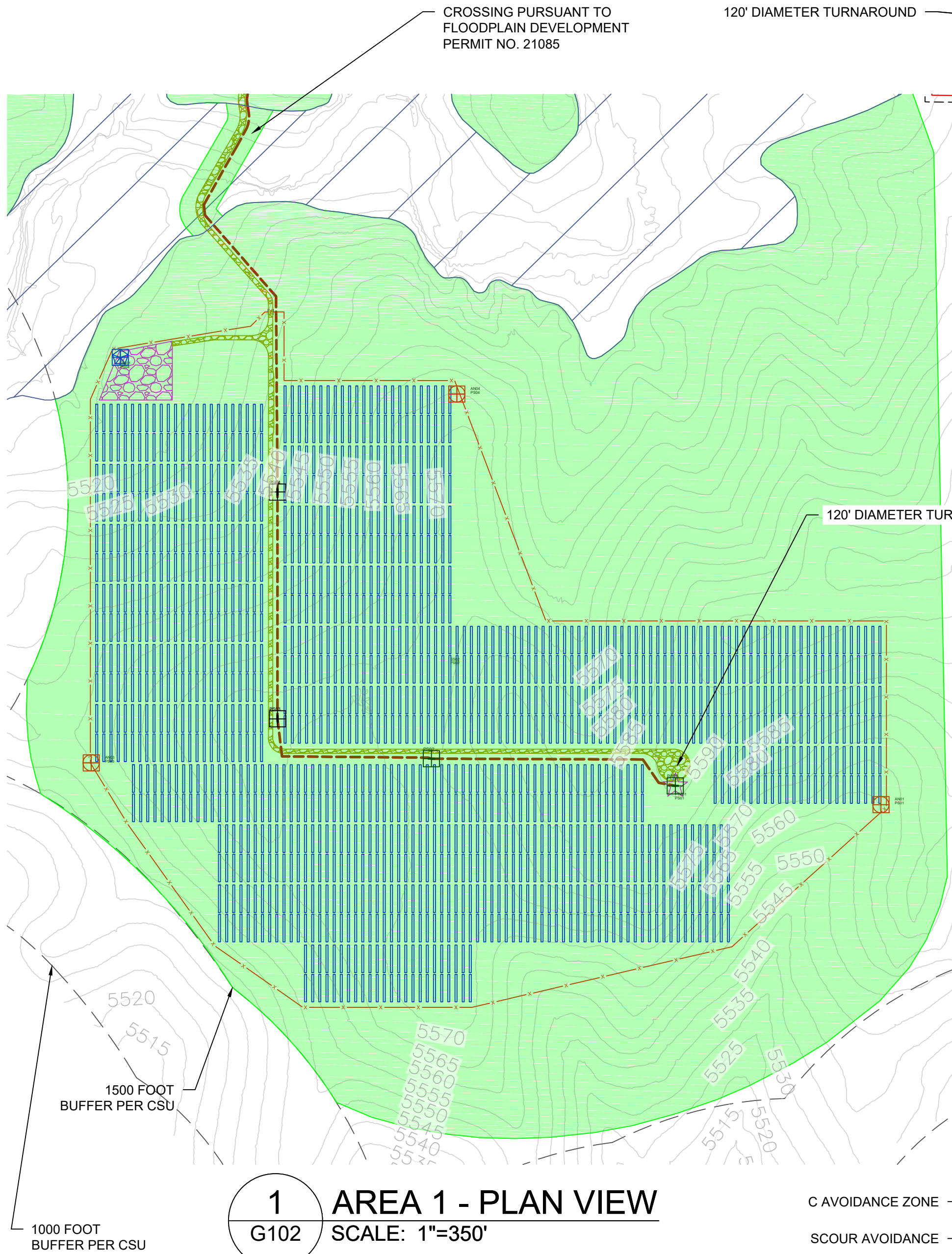
juwi inc.
1710 29th St. Suite 100B
Boulder, CO 80301
www.juwiamericas.com

PIKE SOLAR
219.46 MW PV, 75 MW BESS, 175.00 MW POI
EL PASO COUNTY, CO

PIKE SOLAR PROJECT

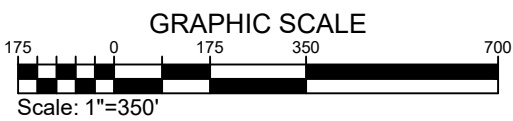
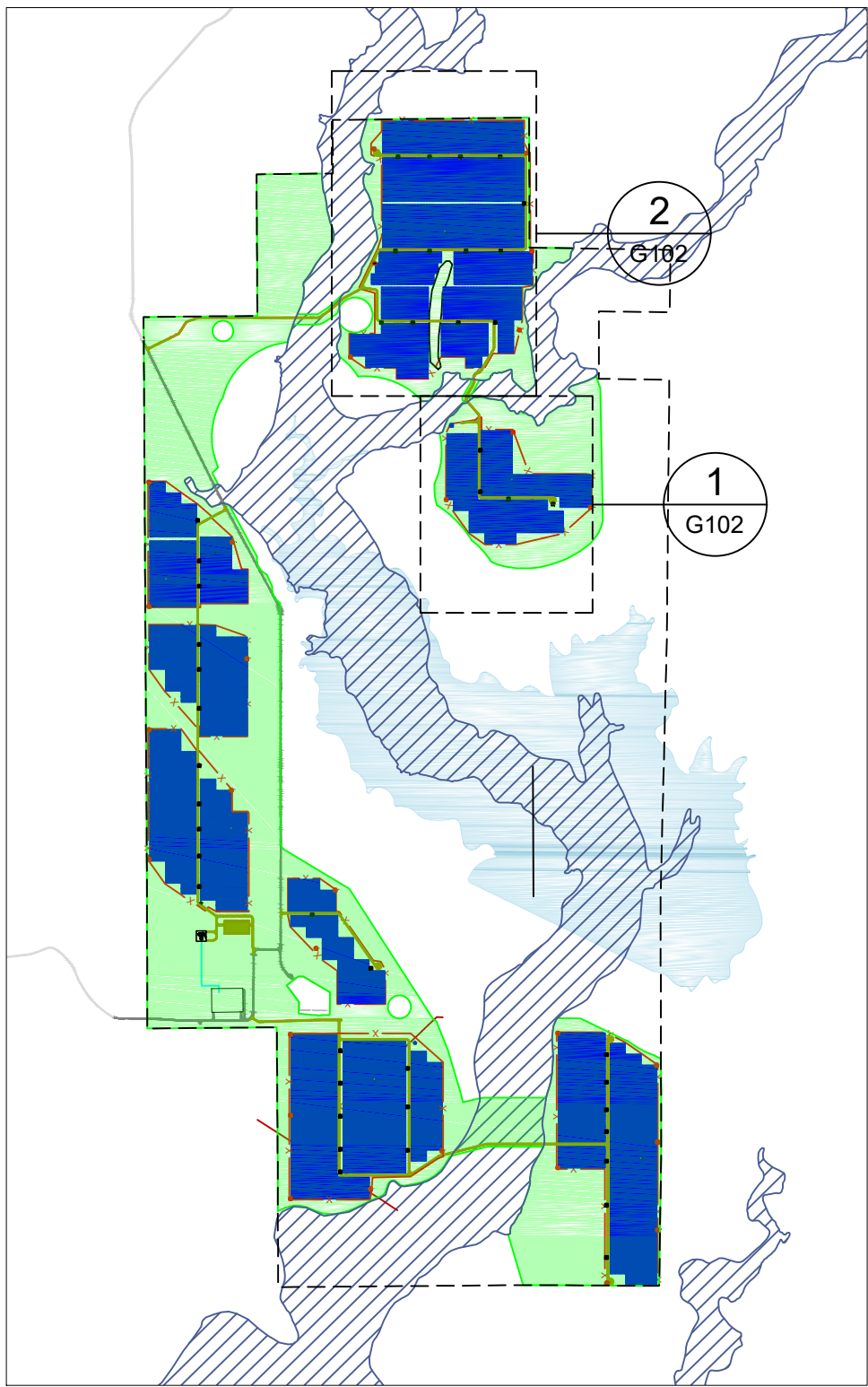
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SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST
EL PASO COUNTY, COLORADO

AREA QUANTITIES			
AREA	ACRES INSIDE FENCE	LAYDOWN AREA (SY)	SITE ACCESS ROAD (INCLUDES AREA OUTSIDE FENCE) (FT^2)
1	115.80	5,107	95,132
2	356.75	7,607	303,406



GENERAL NOTES	
1	COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
2	PROPERTY DESCRIPTION: 1162 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 1, 11-14, 23-26, 35 AND 36 T16S, R65W
3	NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE, NOT SURVEY NORTH

LEGEND	
	WSEO BOUNDARY
	25' SETBACK FROM WSEO BOUNDARY
	WSEO SITING ENVELOPE
	EXISTING ROW BOUNDARIES
	PROJECT FENCE
	SITE ACCESS ROAD (TYP 16' WIDE)
	EXISTING CSU ROAD
	GENERAL LAYDOWN AREA
	PROPOSED OH GEN-TIE LINE - 230KV
	PROPOSED MV FEEDER PATH - 34.5KV
	EXISTING OH TRANSMISSION LINE - 115KV
	EXISTING OH TRANSMISSION LINE - 230KV
	EXISTING OH TRANSMISSION LINE - 345 KV
	EXISTING UG FIBER OPTIC LINE (CSU)
	EXISTING UG WATER LINE (CSU)
	EXISTING NATURAL GAS LINE
	FEMA FLOOD ZONE (NON-JURISDICTIONAL)
	POWER STATION
	ANEMOMETER
	WEATHER SUITE
	TRACKING ARRAYS



1041 MAP

PROPRIETARY AND CONFIDENTIAL
TO BE REPRODUCED IN COLOR
PRINT SIZE: ARCH-D
DESIGNED BY: JBL
CHECKED BY: C2465
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DWG #

G102

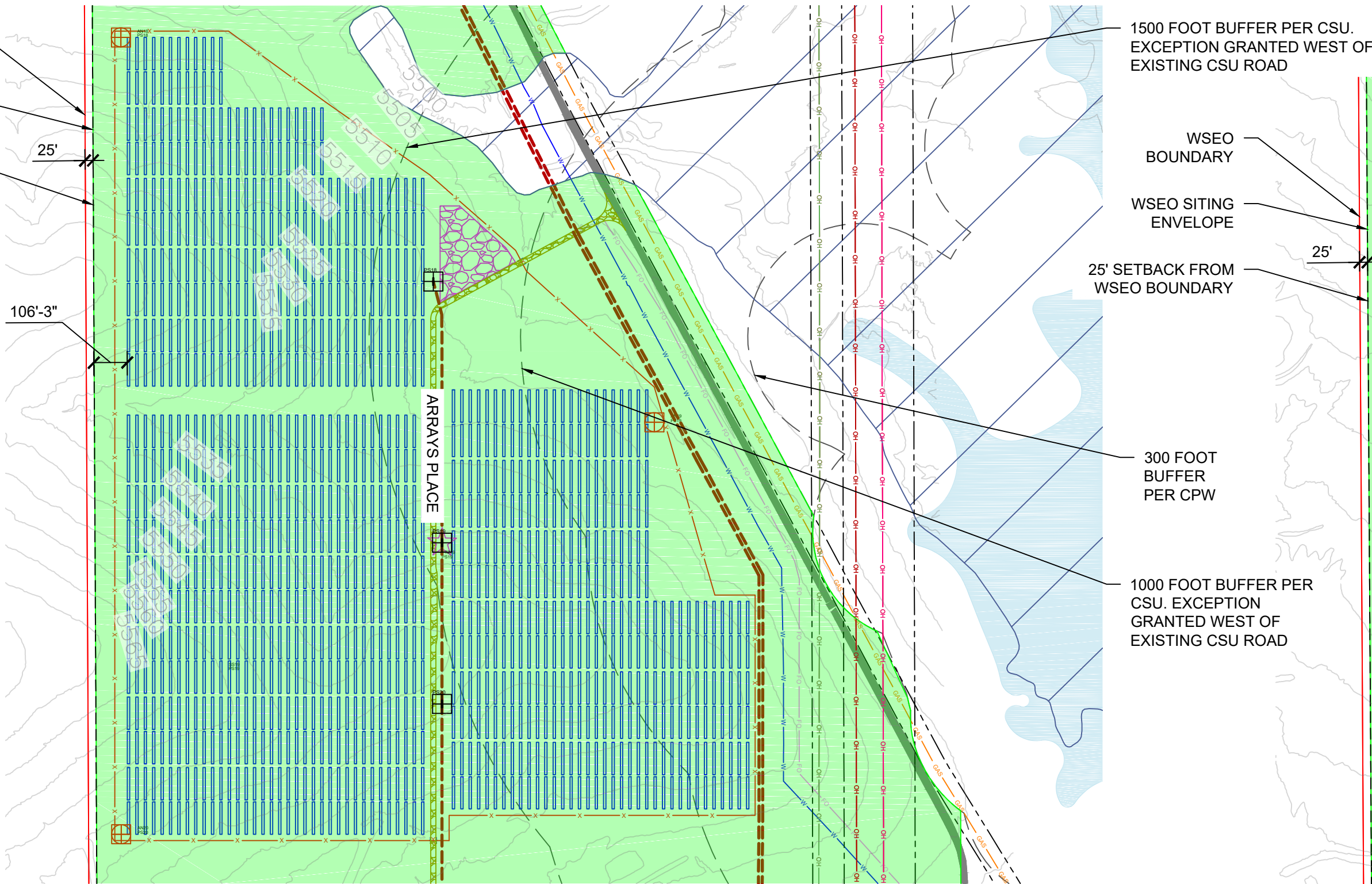
DWG TITLE:
GENERAL SITE PLAN -
AREAS 1, 2

juwi
juwi inc.
1710 29th St, Suite 1008
Boulder, CO 80301
www.juwi-america.com

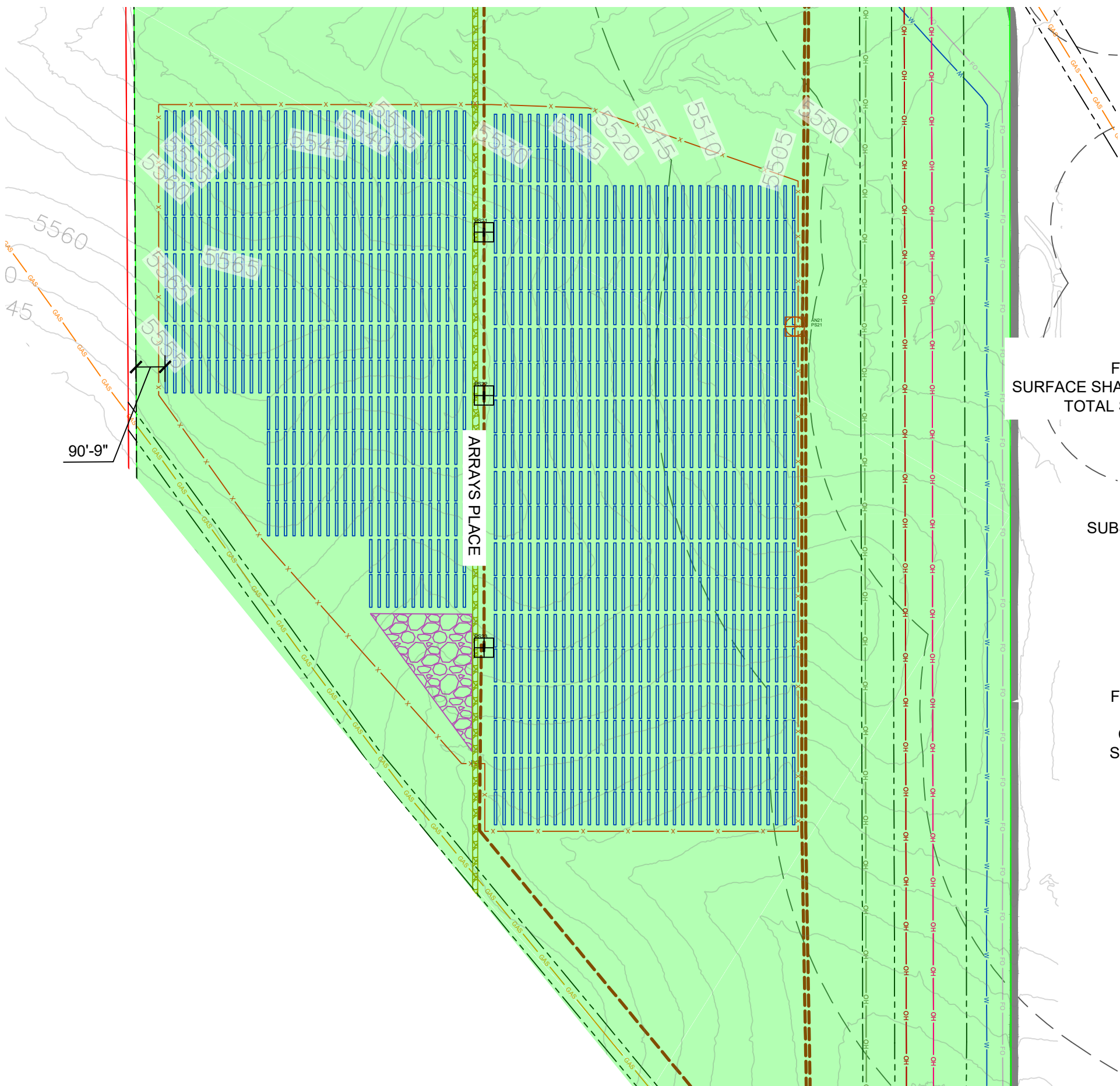
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EL PASO COUNTY, CO

PIKE SOLAR PROJECT

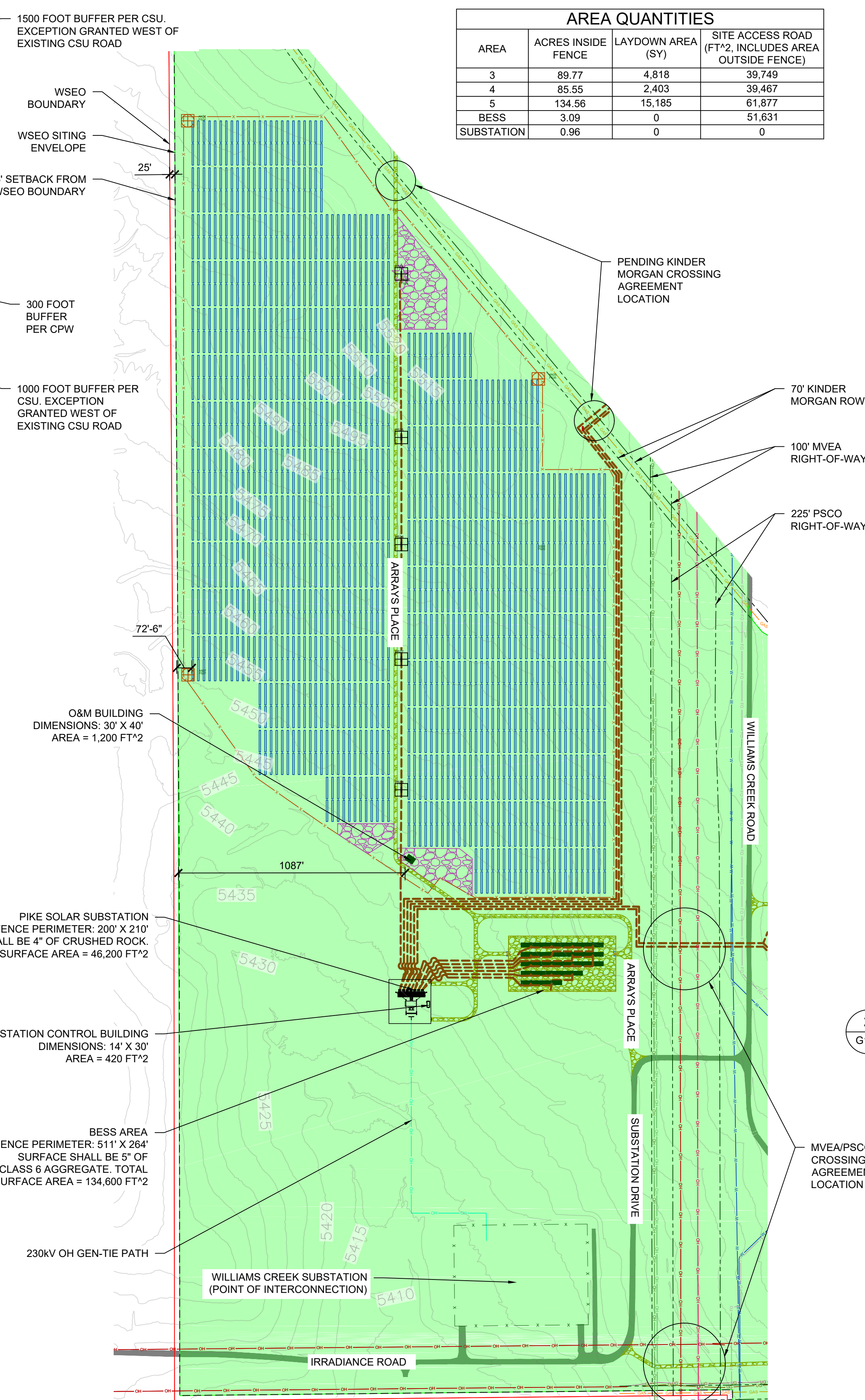
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EL PASO COUNTY, COLORADO



1 AREA 3 - PLAN VIEW
G103 SCALE: 1"=350'



2 AREA 4 - PLAN VIEW
G103 SCALE: 1"=350'

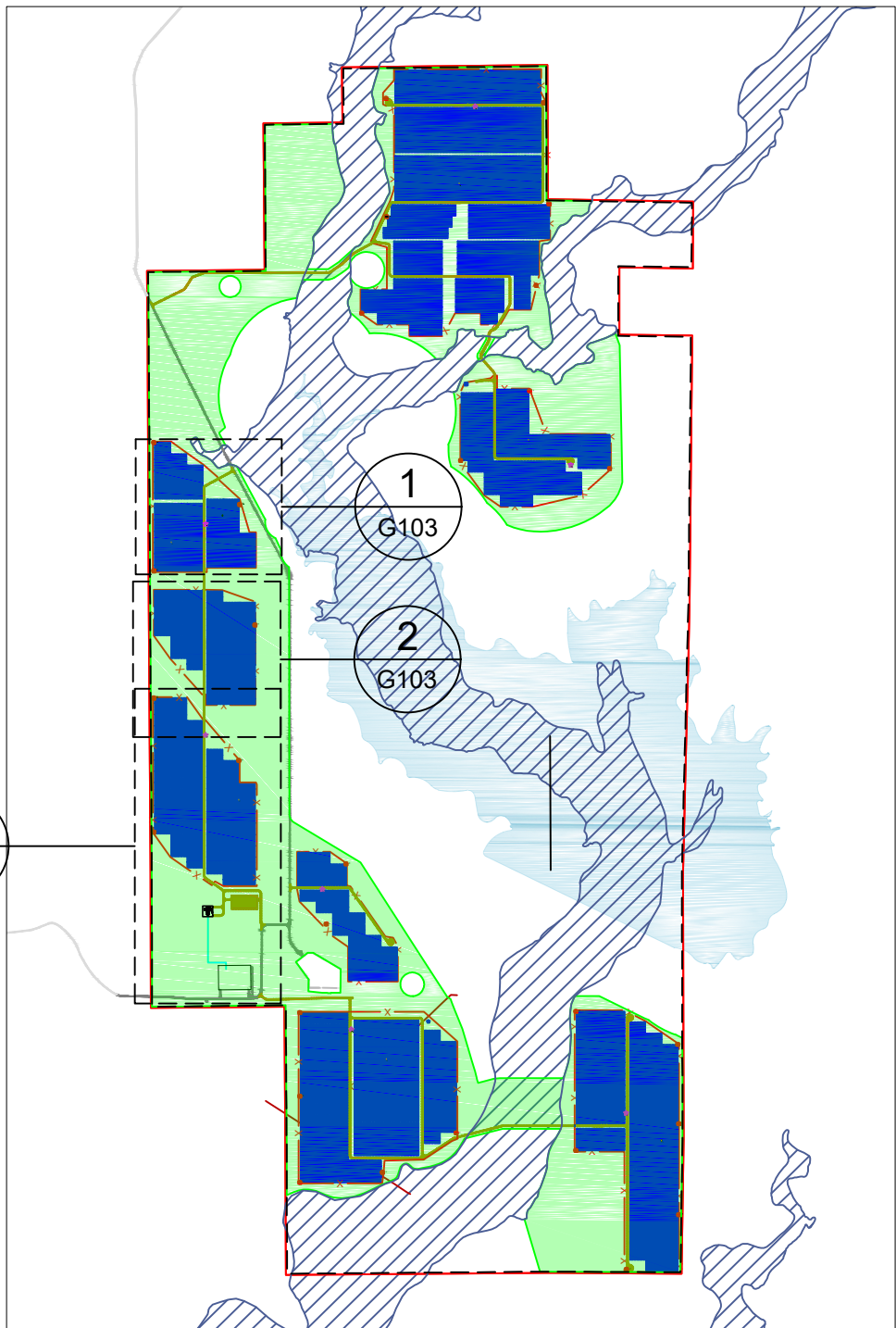


3 AREA 5 - PLAN VIEW
G103 SCALE: 1"=350'

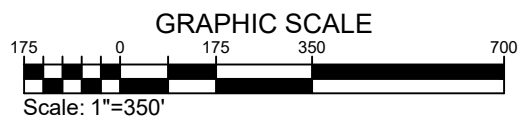
AREA QUANTITIES			
AREA	ACRES INSIDE FENCE	LAYDOWN AREA (SY)	SITE ACCESS ROAD (FT*2, INCLUDES AREA OUTSIDE FENCE)
3	89.77	4,818	39,749
4	85.55	2,403	39,467
5	134.56	15,185	61,877
BESS	3.09	0	51,631
SUBSTATION	0.96	0	0

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LEGEND	
[Red Line]	WSEO BOUNDARY
[Dashed Red Line]	25' SETBACK FROM WSEO BOUNDARY
[Green Shaded Area]	WSEO SITING ENVELOPE
[Dashed Blue Line]	EXISTING ROW BOUNDARIES
[Yellow Line]	PROJECT FENCE
[Orange Line]	SITE ACCESS ROAD (TYP 16' WIDE)
[Grey Line]	EXISTING CSU ROAD
[Pink Shaded Area]	GENERAL LAYDOWN AREA
[Red Line]	PROPOSED OH GEN-TIE LINE - 230KV
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[Blue Line]	FEMA FLOOD ZONE (NON-JURISDICTIONAL)
[Black Square]	POWER STATION
[Red Circle]	ANEMOMETER
[Blue Circle]	WEATHER SUITE
[Blue Lines]	TRACKING ARRAYS



4 REFERENCE MAP
G103 SCALE: NTS



1041 MAP

PROPRIETARY AND CONFIDENTIAL
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CHECKED BY: C2465
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DWG #

G103

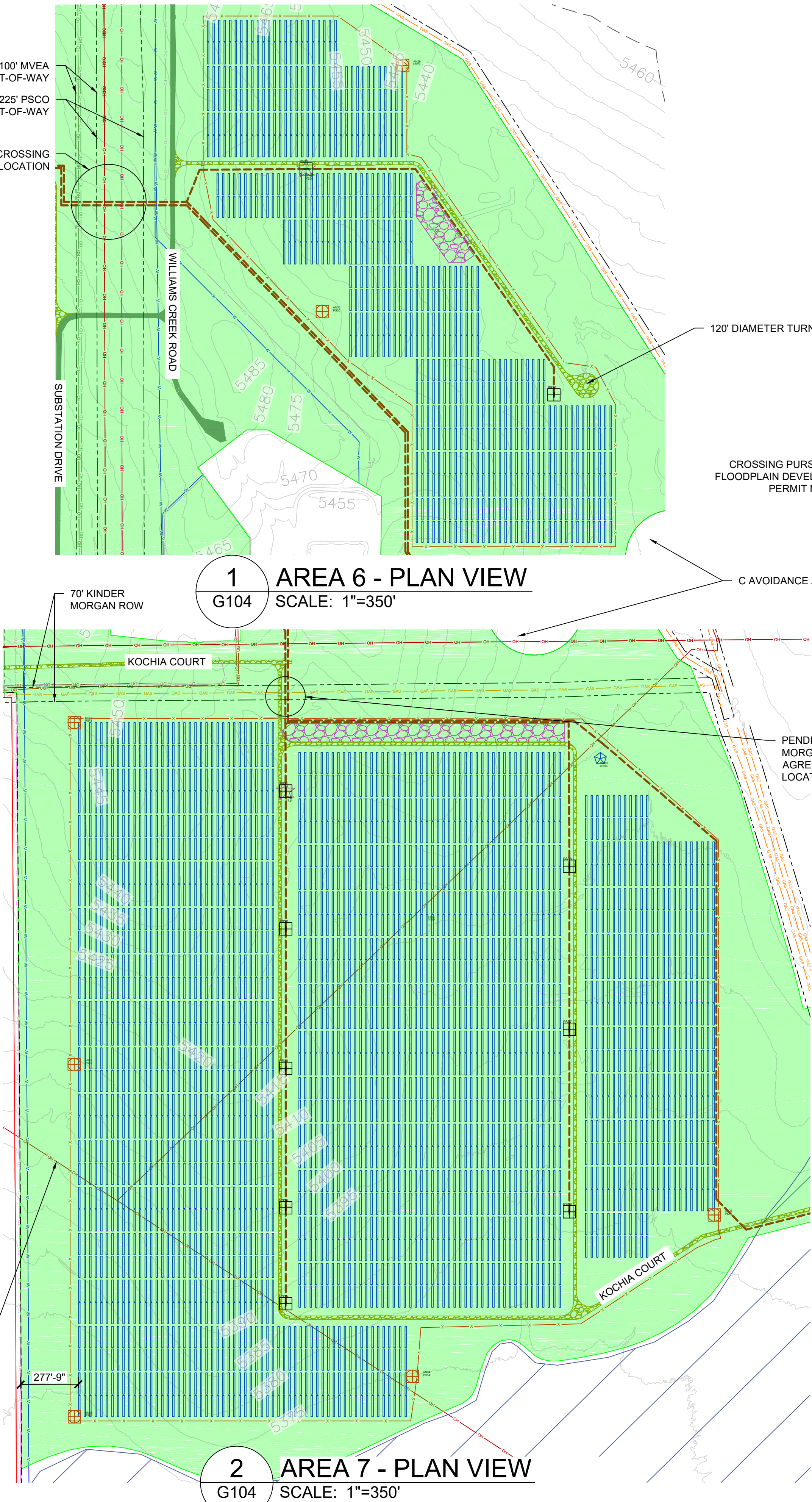
DWG TITLE:
GENERAL SITE PLAN -
AREAS 3, 4, 5

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juwi inc.
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www.juwienergysolutions.com

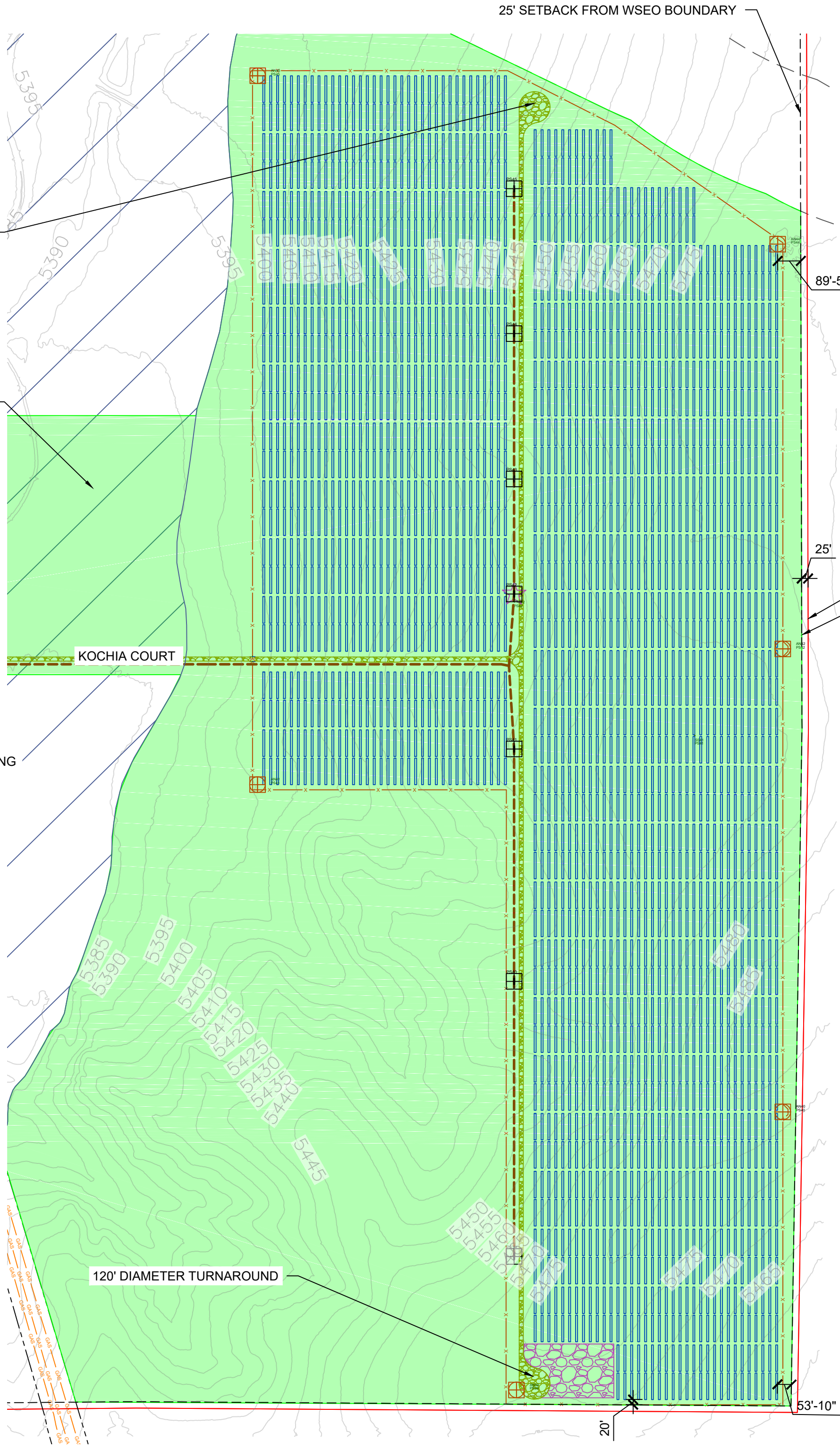
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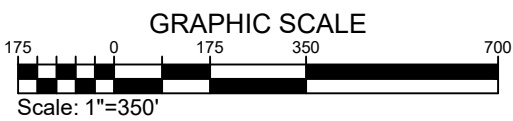
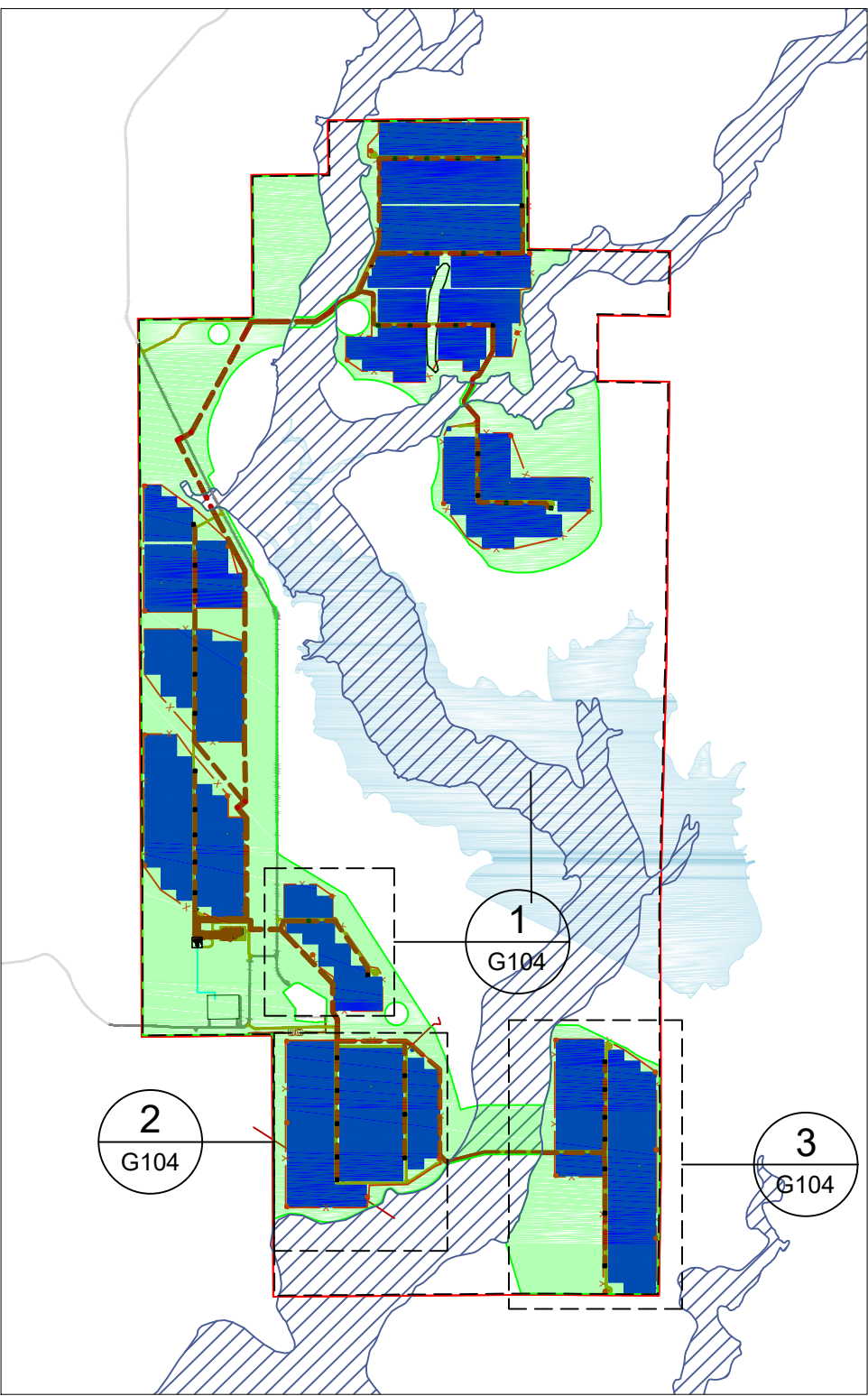


AREA QUANTITIES			
AREA	ACRES INSIDE FENCE	LAYDOWN AREA (SY)	SITE ACCESS ROAD (FT*2, INCLUDES AREA BETWEEN FENCES)
6	60.30	5,291	54,382
7	222.52	13,169	61,439
8	181.17	6,827	158,503



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[Black square]	POWER STATION
[Red circle]	ANEMOMETER
[Blue circle]	WEATHER SUITE
[Blue vertical lines]	TRACKING ARRAYS



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CHECKED BY: C-2465
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G104

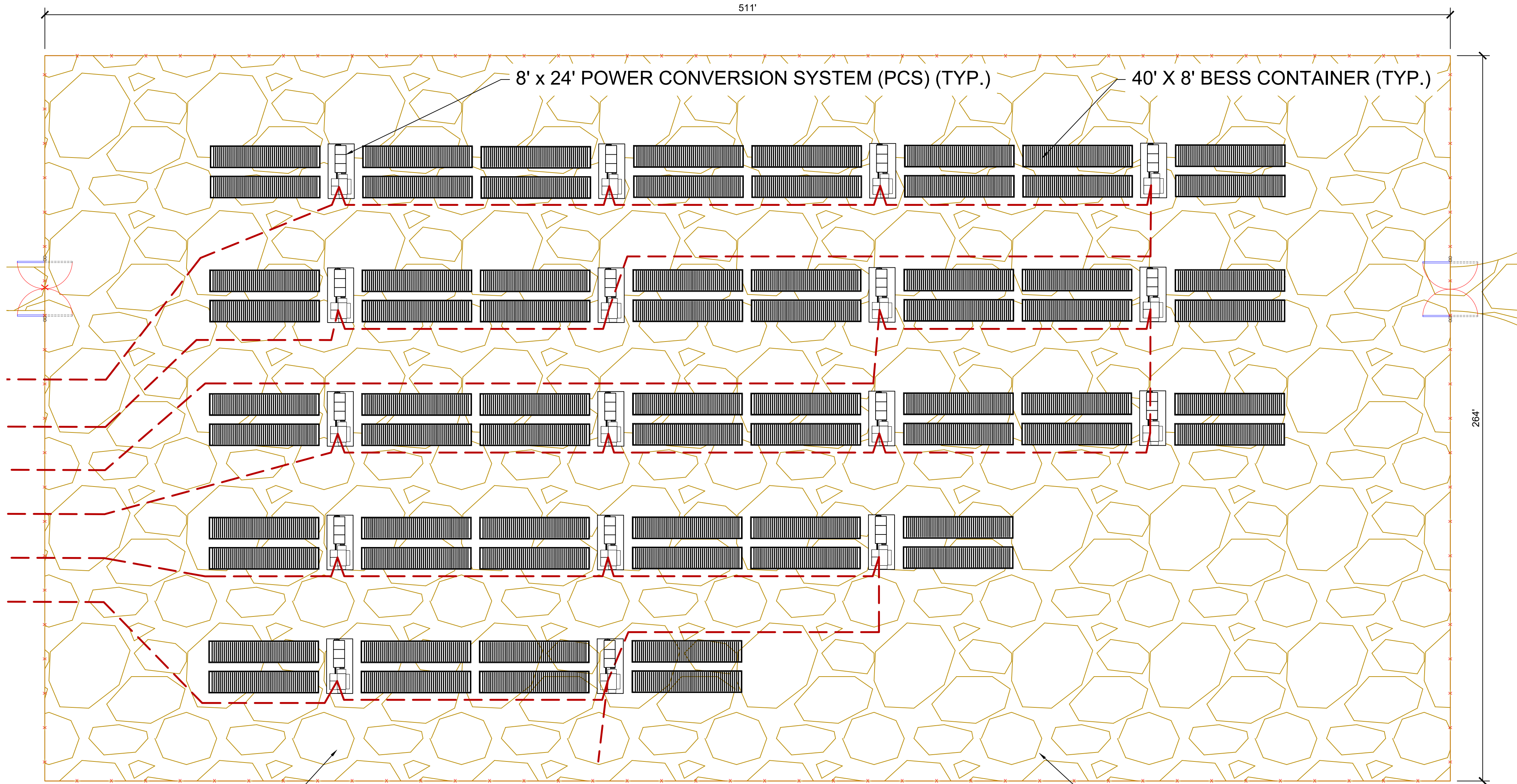
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AREAS 6, 7, 8

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GRAVEL NO-VEGETATION
ZONE

1 BESS AREA - PLAN VIEW
G105 SCALE: 1"=25'

SURFACE SHALL BE 5" OF CLASS 6
AGGREGATE. TOTAL SURFACE
AREA = 134,600 FT²

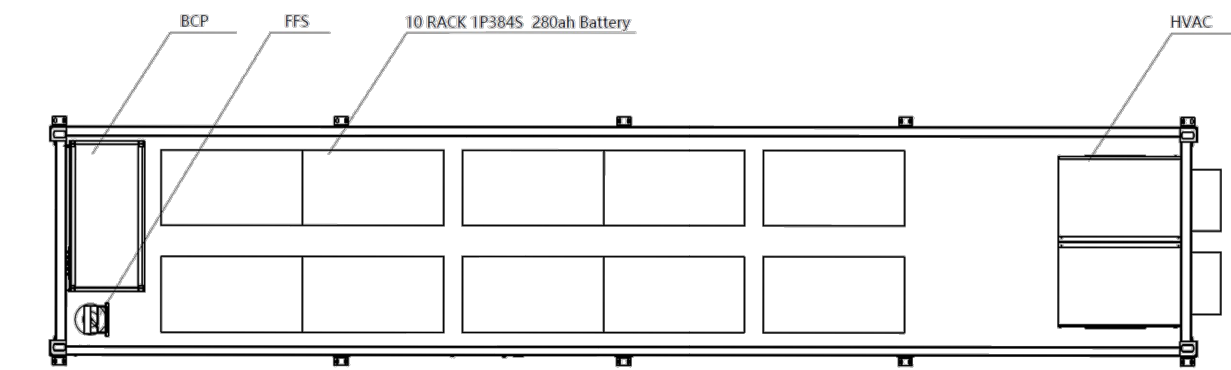


Fig. 6-2: BESS layout (Top view roof removed)

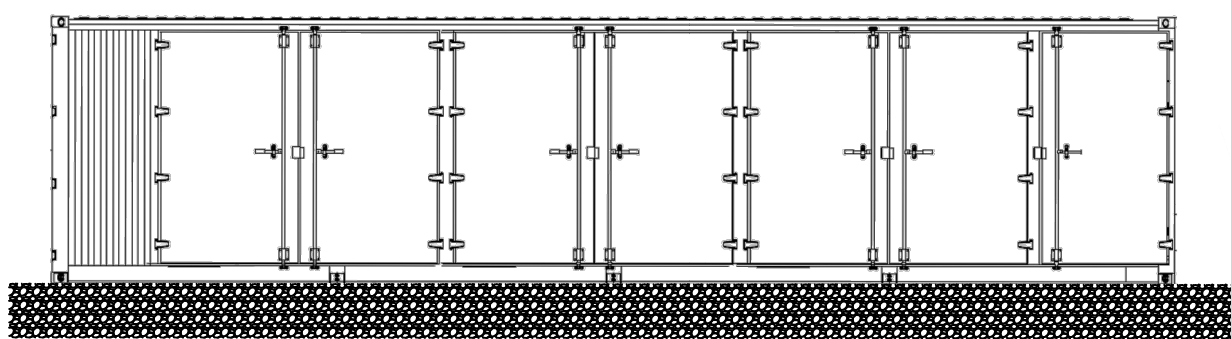
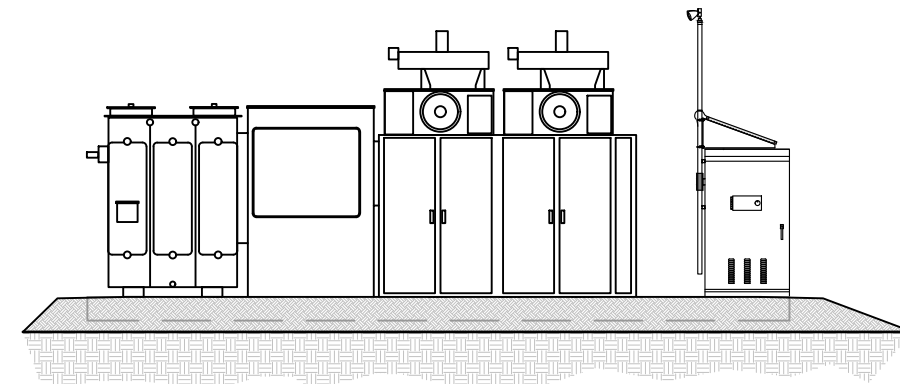


Fig. 6-3: BESS layout (Front view)

2 BESS CONTAINER
G105 SCALE: NTS



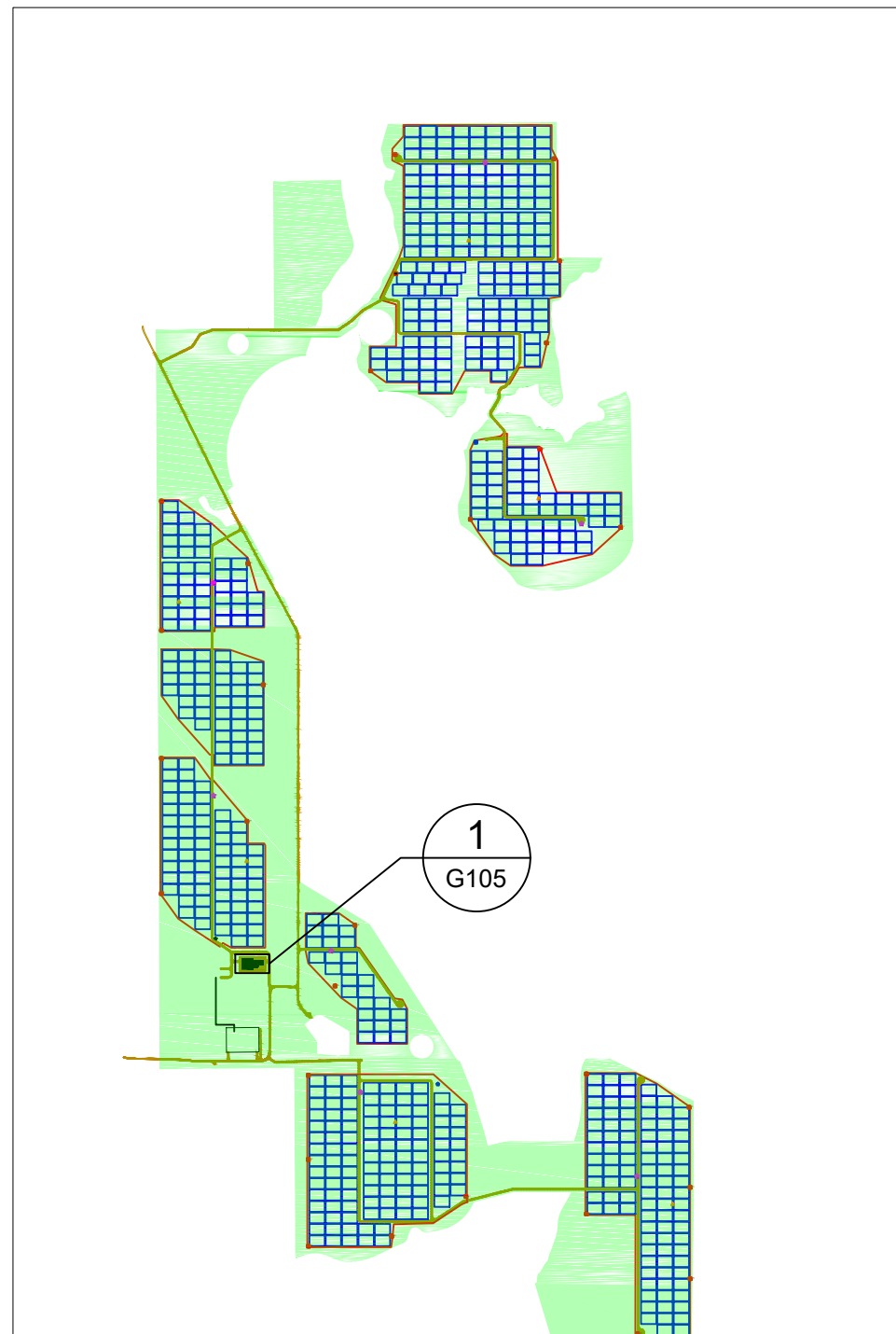
2 POWER CONVERSION SYSTEM
G105 SCALE: NTS

GENERAL NOTES

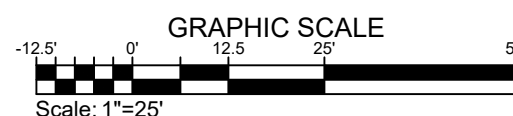
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- NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE, NOT SURVEY NORTH
- REFLECTS A SUNGROW INTEGRATED SYSTEM. FOUR BESS CONTAINER PER PCS FOR EACH 3.5 MW BLOCK
- LAYOUT AND EQUIPMENT DETAILS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON EQUIPMENT SUPPLIER. THE EXTENTS OF THE FINAL LAYOUT SHALL NOT EXCEED THE AREA SHOWN, AND THE EQUIPMENT ELEVATIONS SHALL NOT EXCEED THE DIMENSIONS SHOWN IN APPENDIX U.

LEGEND

---	MV FEEDERS - 34.5kV
-X-	PROJECT FENCE
---	SITE ACCESS ROAD (TYP 16' WIDTH)



2 REFERENCE MAP
G105 SCALE: NTS



1041 MAP

PROPRIETARY AND CONFIDENTIAL
TO BE REPRODUCED IN COLOR
PRINT SIZE: ARCH D
DESIGNED BY: JBL
CHECKED BY: JBL
SCALE: AS SHOWN
DWG #

G105

DWG TITLE:
GENERAL SITE PLAN -
BESS AREA

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juwi inc.
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